

Freehold
Asking Price: £125,000

Clifton Grove, Rotherham, South
Yorkshire, S65



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STACKS OF POTENTIAL! CENTRAL, CONVENIENT LOCATION, CLOSE TO CLIFTON PARK, DRIVEWAY & GARAGE! VIEWING IS RECOMMENDED!

This two double bedroom middle terrace property offers a wealth of potential and enjoys a convenient, central location close to the popular Clifton Park. The home is perfectly placed to access a range of amenities along with Rotherham town centre and the Parkgate retail park. The accommodation briefly comprises an entrance porch, lounge, dining room, kitchen and a ground floor WC. To the first floor are two double bedrooms and a wet room. Outside the home enjoys mature gardens to the front that are mainly laid to lawn along with a yard to the rear. Off road parking is provided by a driveway and garage. Avoid disappointment and call Lincoln Ralph today!

Entrance Porch Front facing single glazed entrance door and a side facing single glazed window. A door opens to the lounge.

Lounge 3.97 x 3.74. Having coving to the ceiling, picture rail, front facing UPVC double glazed window and a radiator. A door opens to a lobby.

Lobby Stairs rise to the first floor landing and a door opens to the dining room.

Dining Room 4.15 x 3.73. A marble effect mantle piece is set over a coal effect electric fire to a tiled hearth. There is a rear facing UPVC double glazed window and a radiator. A door opens under the stairs and gives access to the cellar. The room opens to the kitchen.

Kitchen 4.93 x 3.73. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is a four ring gas hob with extractor over, plumbing for a washing machine and space for a fridge freezer. Having tiling to splashback height, wall mounted centra heating boiler, side and rear facing UPVC double glazed windows along with a UPVC entrance door to the rear yard. A door opens to the WC.

WC 2.45 x 0.84. Fitted with a white low flush WC and wash hand basin. There is a side facing UPVC double glazed window and a radiator.

Landing Doors open to the bedrooms.

Bedroom 1 3.98 x 3.79. Rear facing UPVC double glazed window and a radiator. A door opens to the wet room.

Wet Room 3.06 x 2.27. Having a shower area, low flush WC and a wash hand basin. There is a rear facing UPVC double glaze window, radiator and an airing cupboard.

Bedroom 2 3.95 x 3.74. Front facing UPVC double glazed window, picture rail, useful storage cupboard and a radiator.

Outside Off road parking for several vehicles is provided by a driveway and large single garage. To the front is a mature garden that is mainly laid to lawn with a block paved patio and flagged seating area with mature trees. To the rear is an enclosed yard.

Garage Up and over door.

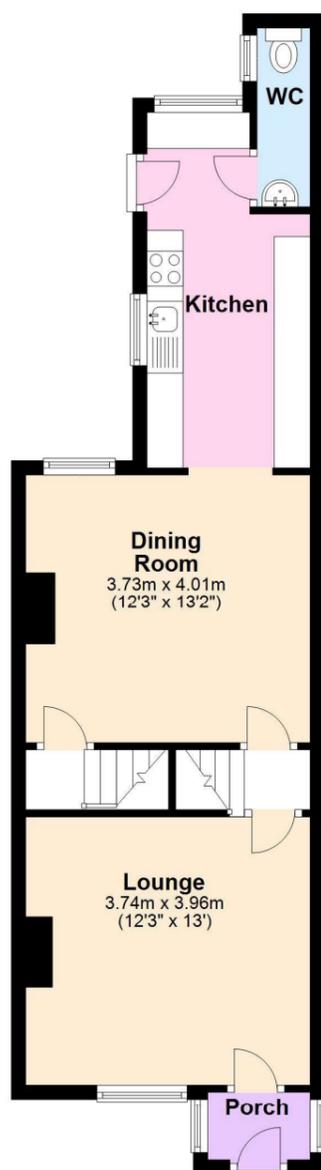


- Two double bedroom terraced home
- Boasting two reception rooms
- Garage and driveway
- Close to Clifton Park
- Mature gardens
- Well placed for amenities
- Stacks of potential
- Viewing is highly recommended!

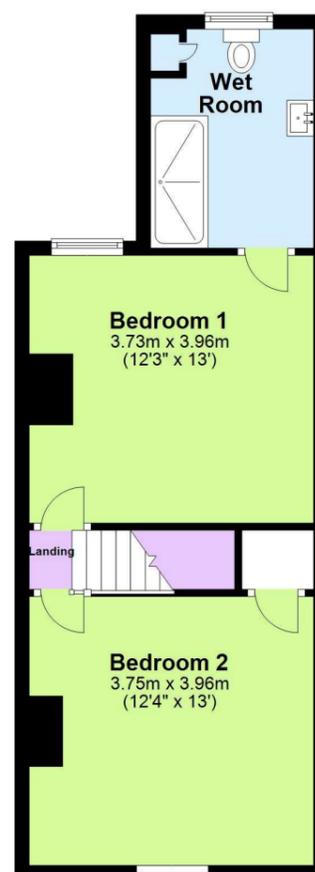
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 88.5 sq. metres (952.5 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.